



Rep. Jack D. Franks

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09400HB2048ham001

LRB094 02755 LCB 46072 a

1 AMENDMENT TO HOUSE BILL 2048

2 AMENDMENT NO. _____. Amend House Bill 2048 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The General Not For Profit Corporation Act of
5 1986 is amended by changing Section 108.21 as follows:

6 (805 ILCS 105/108.21) (from Ch. 32, par. 108.21)

7 Sec. 108.21. Meetings of the board of directors of a
8 residential not-for-profit homeowners association or
9 cooperative not-for-profit corporation containing 24 or more
10 units shall be open to any member, except for the portion of
11 any meeting held (i) to discuss litigation when an action
12 against or on behalf of the corporation has been filed and is
13 pending in a court or administrative tribunal, or when the
14 board of directors finds that such an action is probable or
15 imminent, (ii) to consider information regarding appointment,
16 employment or dismissal of an employee, or (iii) to discuss
17 violations of rules and regulations of the corporation by a
18 residential shareholder. Any member may record by tape, film or
19 other means the proceedings at such meetings or portions
20 thereof required to be open by this Section. The board may
21 prescribe reasonable rules and regulations to govern the right
22 to make such recordings. Notice of such meetings shall be
23 mailed or delivered at least 48 hours prior thereto, unless a
24 written waiver of such notice is signed by the person or

1 persons entitled to such notice pursuant to the articles of
2 incorporation, bylaws, other instrument before the meeting is
3 convened. Copies of notices of meetings of the board of
4 directors shall be posted in entranceways, elevators, or other
5 conspicuous places in the residential cooperative at least 48
6 hours prior to the meeting of the board of directors. If there
7 is no common entranceway for 7 or more apartments, the board of
8 directors may designate one or more locations in the proximity
9 of such units where the notices of meetings shall be posted.
10 For purposes of this Section, "meeting of the board of
11 directors" means any gathering of a quorum of the members of
12 the board of directors of the residential cooperative held for
13 the purpose of discussing business of the cooperative. The
14 provisions of this Section shall apply to any residential
15 cooperative containing 24 or more units situated in the State
16 of Illinois regardless of where such cooperative may be
17 incorporated.

18 (Source: P.A. 91-465, eff. 8-6-99; 92-638, eff. 1-1-03.)

19 Section 99. Effective date. This Act takes effect upon
20 becoming law."